



REGULAR CITY COUNCIL MEETING

Minutes

Monday, April 20, 2026 at 6:30 pm

Please Note: The Council Meeting will be conducted at [Rolla City Hall, 901 North Elm Street, Rolla, MO 65401](#). Citizens are encouraged to watch the proceedings live on the City of Rolla, Missouri YouTube page at https://www.youtube.com/@City_of_Rolla/streams

1. CLOSED SESSION - Closed Session per RSMo 610.021 – (3) Personnel

Minutes:

Motion & Vote At 5:47pm a motion was made by Jackson, seconded by Balch, to go into Closed Session. A roll call vote showed:

- **Ayes:** Greven, McNeven, Behrendt, Balch, Hahn, Jackson, Shelby, Dickens, Chirban, and Pace.
- **Nays:** None
- **Absent:** Rolufs

At 6:17pm, Council adjourned from Closed Session where there was one item of personnel discussed with no final actions taken.

COUNCIL PRAYER: Ministerial Alliance

PRESIDING: Mayor Louis J. Magdits

COUNCIL ROLL: Vacancy, AUGUST ROLUFS, ANDREW BEHRENDT, NATHAN CHIRBAN, STEVE JACKSON, AARON PACE, WILLIAM HAHN, TOM MCNEVEN, KEVIN GREVEN, DAVID SHELBY, TINA BALCH AND MICHEAL DICKENS

2. CALL TO ORDER

Minutes:

- **Presiding:** Mayor Louis J. Magdits
- **Council Members in Attendance:** August Rolufs, Andrew Behrendt, Nathan Chirban, Aaron Pace, Steve Jackson, William Hahn, Kevin Greven, Tom McNeven, David Shelby, Tina Balch, Micheal Dickens, and
- **Council Members Absent:** Ward 1 Vacancy
- **Newly Elected Members in Attendance:** Lister B. Florence Jr., Melissa Ganz, Sue Brown, Elizabeth Sperry, and Amelia Markwell
- **Department Directors and Other City Officials in Physical Attendance:** Public

Works Director Darin Pryor, Fire Chief Jeff Breen, Community Development Director Dawn Bell, Park's Director Floyd Jerningan, Planner Tom Coots, Environmental Services Director Roger Pankey, Police Chief Sean Fagan, Finance Director Steffanie Rogers, City Administrator Keith Riesberg, and City Counselor James Klahr.

Mayor Louis J. Magdits called the meeting to order at approximately 6:30 pm and asked August Rolufs to lead in the Pledge of Allegiance.

3. PLEDGE OF ALLEGIANCE - August Rolufs

4. OLD BUSINESS

a. Ordinance to adopt the 2024 International Codes. (Comm. Dev. Director Dawn Bell) Final Reading

Minutes:

Community Development Director Dawn Bell briefed Council on the request to update the International Codes. City Counselor, James Klahr, read the Ordinance for its final reading by title: ORDINANCE 4908: AN ORDINANCE ADOPTING THE 2024 INTERNATIONAL CODES AND THE 2023 NATIONAL ELECTRICAL CODE; REPEALING AND REPLACING CHAPTER 6 (BUILDINGS); REPEALING ARTICLES I AND II OF CHAPTER 10 (ELECTRICITY); AND RELOCATING SUCH PROVISIONS TO CHAPTER 6; REPEALING CHAPTER 12 (ENERGY); AND AMENDING CERTAIN SECTIONS OF CHAPTER 14 (FIRE PROTECTION) AND CHAPTER 28 (NUISANCES AND PROPERTY MAINTENANCE); ALL OF THE CODE OF THE CITY OF ROLLA, MISSOURI.

Motion & Vote A motion was made by Jackson, seconded by Pace, to approve the ordinance. A roll call vote showed: * **Ayes:** Chirban, Rolufs, Pace, Greven, Behrendt, Hahn, Dickens, Jackson, Shelby, Balch, and McNeven. * **Nays:** None

5. CONSENT AGENDA

a. Motion to accept the April 7th, 2026 Certified Election Results (City Administrator Keith Riesberg)

Minutes:

A motion was made by Greven, seconded by Hahn, to accept the April 7th, 2026 election results. Motion passed unanimously by voice vote.

6. Elected Officials Swearing in Ceremony

a. Comments/Recognitions of Outgoing Councilmembers:

Minutes:

Mayor Magdits presented certificates of gratitude to the three outgoing Councilmembers for their service. All three Councilmembers shared words of encouragement to the incoming Councilmembers and gratitude to the citizens for allowing them to serve.

b. Comments/Recognition of Mayor Louis Magdits

Minutes:

Mayor Pro-Tempore Kevin Greven presented Mayor Magdits with a Proclamation of Gratitude for more than 30-years of service to the community.

c. Remarks from Mayor Magdits followed by the formal transfer of duties to the Mayor-Elect Lister B. Florence Jr.

Minutes:

City Clerk Lorri Powell administered the Oath of Office to Mayor Elect Lister Florence. Outgoing Mayor Magdits shared words of encouragement and a formal transfer of duties to Incoming Mayor Florence.

d. Swearing-in of Newly Elected Officials:

Minutes:

The six incoming Councilmembers were administered the Oath of Office by the City Clerk. They then took their assigned positions for the remainder of the meeting. Note: Judge Neckermann and PA Fox were both sworn in on an earlier date.

7. PUBLIC HEARINGS -

a. Public Hearing and Ordinance to approve a Final Plat of Audubon Ridge, a multi-family development to create 43 lots at property zoned R-3, Multi-family Residential and vacate certain rights-of-way and easements. (Community Development Director Dawn Bell) Public Hearing and First Reading

Minutes:

At 7:03 pm **Mayor Florence** officially opened the public hearing. **Community Development Director Dawn Bell** shared that the applicant, Mike Woessner of Woods Mill Development LLC is seeking to subdivide 26 acres of the property into 42 residential lots and 2 common lots. **Caleb Homan** of Archer Elgin spoke on behalf of the applicant and the project and answered any questions presented by Council. **Collin Gentry** from Tory Lane asked for consideration for the Audubon Park to minimize any negative impact.

With no further questions or comments, the hearing was closed at 7:11pm City Counselor James Klahr read the ordinance for its first reading by title: AN ORDINANCE TO APPROVE THE FINAL PLAT OF AUDUBON RIDGE AND VACATE CERTAIN EASEMENTS AND RIGHTS-OF-WAY.

b. Public Hearing and Ordinance to approve a Map Amendment to rezone 821 Hwy O from the R-1, Suburban Residential district to the R-3, Multi-family Residential district.

Minutes:

At 7:12 pm **Mayor Florence** officially opened the public hearing. **Community Development Director Dawn Bell** shared that the applicant, MBL Development Company, was seeking to rezone the subject property from R-1 to R-3. The applicant plans to build an age restricted, income qualifying multi-family development.

Kim Lingle with MBL Development spoken in favor of the project to meet the growing need of affordable and independent living housing. Citizens from Huntleigh Drive, **Nicole Cummings, Melissa Dillion, and Amber Garcia** separately expressed concerns on the rezoning from R-1 Suburban Residential to R-3, Multi-Family Residential, property line disputes, and fear of what could move in with an R-3 zoning in the event that this project didn't come into

fruition or failed. **Kim Lingle** shared 7 letters of support for the project. With no further comments, at 7:40pm, Mayor Florence closed the public hearing. City Counselor Klahr read the ordinance for its first reading, by title: AN ORDINANCE TO APPROVE THE RE-ZONING OF PROPERTY ADDRESSED AS 821 HWY O FROM THE R-1, SUBURBAN RESIDENTIAL DISTRICT TO THE R-3, MULTI-FAMILY RESIDENTIAL DISTRICT.

8. ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS

a. Mayoral Proclamation - Arbor Day

Minutes:

Mayor Florence presented Parks Director Floyd Jernigan with a proclamation for Arbor Day. Director Jernigan shared current aggressive efforts to replace trees destroyed in the tornado. Rolla has had the designation of Tree City USA for 7 years. Reforest Rolla is another program available to citizens to assist in the reforestation of Rolla.

b. Mayoral Proclamation - National Day of Prayer, May 7th, 2026

Minutes:

Mayor Florence presented Paster Adam Bloch, Gwendolyn Hicks and other members of the National Day of Prayer Taskforce, with a proclamation for the National Day of Prayer on Thursday, May 7th.

c. ADDED: MS&T American Society of Civil Engineers

Minutes:

Councilman Jackson requested this addition to the agenda. There were 5 student speakers who shared their success at the Mid-America Symposium, where they competed in multiple events such as creating a concrete canoe and Steel Bridge Design and Fabrication. They received first place in almost every category. The team is excited to be advancing to Nationals in Fairmont, Virginia.

9. NEW BUSINESS

a. Resolution to approve a license agreement to allow the installation of banners and bracket along Cedar Street. (Public Works Director Darin Pryor)

Minutes:

This Banner License Agreement would allow the Rolla Athletic Booster club to install banners and brackets on light poles along Cedar Street adjacent to the Rolla High School. City Counselor James Klahr read the Resolution for one reading by title: A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A CERTAIN LICENSE AGREEMENT BETWEEN THE CITY OF ROLLA AND ROLLA ATHLETIC BOOSTER CLUB.

A motion was made by Behrendt, seconded by Pace, to approve the minutes. Motion passed unanimously by voice vote.

b. Ordinance to approve the Final Plat of Rose Senior Villas, a multi-family development to create 2 lots at property proposed to be rezoned to the R-3, Multi-family Residential district (currently zoned R-1, Suburban Residential)

at 821 Hwy O. (Community Development Director Dawn Bell) First Reading

Minutes:

The applicant, MBL Development Company, is seeking to subdivide the 20-acre property into 2 residential lots. The applicant will need to dedicate easements and build utilities. Such plats require review and approval through P&Z and City Council.

City Counselor, James Klahr, read the Ordinance for its first reading by title: AN ORDINANCE TO APPROVE THE FINAL PLAT OF ROSE SENIOR VILLAS.

10. CLAIMS and/or FISCAL TRANSACTIONS

- a. Motion to award bid to Taylor Chrysler for 1 Crew Cab 3/4-ton Pickup and 1 Regular Cab 1 ton Pick-up. (Public Works Director Darin Pryor)**

Minutes:

The request was to accept the bid from Taylor Chrysler, for 1 Crew Cab 3/4 ton truck for \$44,958 and a 2nd regular cab 1 ton truck for \$42,254. A motion was made by Chirban, seconded by Pace, to accept the bid. The motion passed unanimously by voice vote.

11. CITIZEN COMMUNICATION

Minutes:

David Dukes from Becca Dr., spoke words of encouragement to the newly seated council.

12. MAYOR/CITY COUNCIL COMMENTS

- a. Motion to appoint Mayor Pro-Tem for a 1-year term.**

Minutes:

Councilmember Chirban nominated Councilmember Jackson for the position of Mayor Pro-Tem. Councilmember Markwell nominated Councilmember Pace for the position of Mayor Pro-Tem. By written vote, Councilmember Pace received 8 votes and Councilmember Jackson received 4. Councilmember Pace is to now Mayor Pro-Tem for a 1-year term ending April 2027.

- b. Motion to appoint Planning & Zoning (P&Z) Council Representative for a 1-year term.**

Minutes:

A motion was made by Jackson, seconded by Pace, to appoint Chirban to the Planning & Zoning Commission. Motion passed unanimously by voice vote.

- c. Motion to appoint Steve Jackson to the Finance/Audit Committee for a 1-year term.**

Minutes:

A motion was made by Chirban, seconded by Rolufs, to appoint Steve Jackson to the Finance/Audit Committee. Motion passed unanimously by voice vote.

- d. Motion to appoint Sue Brown to Finance/Audit Committee for 1-year term.**

Minutes:

A motion was made by Pace, seconded by Sperry, to appoint Sue Brown to the Finance/Audit Committee. Motion passed unanimously by voice vote.

e. Motion to appoint Andrew Behrendt to the Finance/Audit Committee for a 1-year term.

Minutes:

A motion was made by Jackson, seconded by Rolufs, to appoint Andrew Behrendt to the Finance/Audit Committee. Motion passed unanimously by voice vote.

f. Councilmember Jackson

Minutes:

Councilmember Jackson shared that the ribbon cutting for the Protoplex had a great turnout. He also asked Council to consider moving meetings to Tuesday night (something already on the schedule to be discussed in the near future).

g. Councilmember Dickens

Minutes:

Councilmember Dickens asked Public Works Director Pryor about the verbiage of the talking crossing light near 10th Street. Director Pryor stated that it was a MoDOT light but that he would ask them if it was more programable to meet the needs of those who depend on that assistance.

h. Councilmember McNeven

Minutes:

Councilmember McNeven asked if opening prayer could be added to the actual agenda for broader representation. This will be added to a list for future discussion.

13. COMMENTS FOR THE GOOD OF THE ORDER

a. Next City Council meeting, Monday, May 4th, 2026

b. Public Works Director Darin Pryor

Minutes:

Director Pryor shared that April 29th in the Council Chambers of City Hall, MoDot would be having an Open House regarding I44 projects from 5:00-7:00pm. Councilmember Shelby shared his frustration regarding the current detours and projects by MoDot and asked Director Pryor about a completion date. Director Pryor referred him to the MoDOT website.

c. Community Development Director Dawn Bell

Minutes:

Director Bell shared that on Thursday, April 22nd, a large group of MS&T students would be presenting their projects for the Project Management Program. This will be a drop in event from 5:00-7:00pm at The Centre.

d. Councilmember Jackson

Minutes:

Councilmember Jackson shared that The Rolla Mission would be hosting a night of conversation focused on breaking the stigma of mental health and addiction. This will be at the Crossroads Auditorium on April 23rd from 5:30-7:30pm.

14. ADJOURNMENT**Minutes:**

At approximately 8:30pm, a motion was made by Chirban, seconded by Pace to adjourn the meeting. Motion passed unanimously by voice vote.